

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/44 Glenola Road Chelsea VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

*House

*Unit

X

Suburb

Chelsea

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/30 Golden Avenue Bonbeach VIC 3196	\$590,000	15-Aug-19
2/45 Woodbine Grove Chelsea VIC 3196	\$600,000	18-Apr-19
3/22 Chelsea Road Chelsea VIC 3196	\$600,000	11-Apr-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 September 2019

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2/30 Golden Avenue Bonbeach VIC 3196 Sold Price **\$590,000** Sold Date **15-Aug-19**

 2  1  2

Distance **0.29km**



2/45 Woodbine Grove Chelsea VIC 3196 Sold Price **\$600,000** Sold Date **18-Apr-19**

 2  1  1

Distance **0.3km**



3/22 Chelsea Road Chelsea VIC 3196 Sold Price Sold Date **11-Apr-19**

 2  2  -

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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